



United City of Yorkville

800 Game Farm Road

Yorkville, Illinois 60560

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UNIFIED DEVELOPMENT ORDINANCE ADVISORY COMMITTEE AGENDA

Thursday, January 20, 2022
6:30 PM

Yorkville City Hall Council Chambers
800 Game Farm Road

Meeting Called to Order: 6:30 p.m.

Roll Call:

Establishment of Quorum

Previous meeting minutes: October 21, 2021
 December 9, 2021

Citizen's Comments:

1. Introduction
2. Staff Review of Materials
 - a. Presentation and Discussion Chapter 6
3. Committee Comments and Questions
4. Adjournment

**UNIFIED DEVELOPMENT ORDINANCE
ADVISORY COMMITTEE MEETING**

Thursday, October 21, 2021 6:30pm
Council Chambers
800 Game Farm Road, Yorkville, IL

NOTE: In accordance with Public Act 101-0640 and Gubernatorial Disaster Proclamation issued by Governor Pritzker pursuant to the powers vested in the Governor under the Illinois Emergency Management Agency Act, the United City of Yorkville is encouraging social distancing by allowing remote attendance to the UDO Advisory Committee meeting due to the ongoing Covid-19 pandemic.

Meeting Called to Order

The meeting was called to order at 6:31pm by Chairman Chris Funkhouser and a quorum was established.

Roll Call & Establishment of Quorum

Chris Funkhouser, Chairman/Alderman
Daniel Transier, Alderman/remote attendance
David Schultz, Engineer-HR Green
Deborah Horaz, PZC Committee Member/remote attendance
Jeff Olson, PZC Chairman

Others Present:

Krysti Barksdale-Noble, Community Development Director
Jason Engberg, Senior Planner
Jackie Wells, Project Manager, Hauseal Lavigne
Ruben Shell, Hauseal Lavigne

Previous Meeting Minutes April 21, 2020

The minutes were approved as presented.

Citizens Comments None

1. Reintroduction to the Project & New Process Timeline

Project Manager Jackie Wells re-introduced herself and also Ruben Shell who was present to help gather feedback. Ms. Wells noted the project began in 2019 and had been on pause in 2020 due to the pandemic. She said the committee would review the UDO process and see what has changed thus far.

2. Consultant Hauseal Lavigne Review of Materials

a. Presentation and Discussion Chapter 3 and Chapter 4

Ms. Wells said Chapters 3 and 4 will be reviewed and key consensus points will be discussed. She briefly explained the UDO 8-step process for the project, discussed the Diagnostic Memo and preliminary recommendations.

Following were the discussion points for each of the topics.

Chapter 3 Non-Conformities Analysis

1. Ms. Wells said it was found there were several non-conformities in lot area.
2. New minimums were tested to bring the lots into conformity in the R-1 district. They recommended a pocket of smaller R-1 be rezoned to the R-2 district.

Key Consensus Point

Recommend R-2 to be 8,000 sq. ft. lot and 60 ft. width or should new district be created to accommodate smaller lot?

1. Recommend adding classification.
2. New category would add flexibility and be easier for developers. Marker development and Grande Reserve good examples of varying sized lots.
3. Committee desires to keep town character and there is demand for smaller lots for young families or seniors, less maintenance.
4. What are benefits or drawbacks of combining districts?
5. Discussion about manufacturing, estate and office districts.
6. Ms. Noble indicated city has expressed interest in more intense land use, asks for committee feedback.
7. M-1 and M-2 will be left as separate districts.

Chapter 3 District Standards

1. Establishment of zoning districts, overlay districts, bulk & dimensional standards, yard structures, special uses, not many changes.
2. For bulk and dimensional standards, Ms. Wells proposes a maximum density standard use for new subdivisions, should be replaced with lot size per dwelling unit.
3. Propose transitional standards be included in landscaping standards.
4. Propose elimination of maximum height for religious institutional structures and consolidate into new public institutional district.

Key Consensus Point:

Do bulk regulations mitigate negative effects of more potential density?

1. Mr. Funkhouser said he is not in favor of just square feet, but wants density as well.
2. Ms. Wells said minimum lot size per dwelling unit could be reduced by half especially for in-fill developments.
3. Consensus to keep density for multi-family per acre and keep minimum lot area for dwelling unit for attached style housing for R-3 or R-4.

Chapter 3 Permitted and Special Uses

1. Ms. Wells proposes new uses including permanent ADW (Accessory Dwelling Unit) secondary dwelling unit, smaller detached or attached to principal dwelling unit. Another new use—medical and adult use cannabis.
2. Mr. Engberg said staff also discussed massage establishments, consensus was to make special use.
3. Ms. Barksdale-Noble said there is some interest to allow pawn dealers in manufacturing district, some want to sell firearms, Mr. Transier does not favor. Pawn shops do not currently sell guns.
4. Shooting ranges must be stand-alone in stores and have specific conditions.

5. Discussion of permitted yard setbacks and obstructions particularly porches/balconies. Committee agrees only open-air porches should be allowed a larger encroachment (5 feet) into front yard.
6. Mr. Schultz asks for discussion on landscaping overflow, need subset to discuss overland flow routes in side yards where it resists obstruction. Footnote to be added here, a whole section will be added.

Chapter 4 Use Standards:

1. Ms. Wells reviewed new standards. Primary entrance to face street for residential use.
2. Mr. Olson recommends not encouraging garage on side, lots may be too narrow.
3. Minimum requirement would be 1-car garage.
4. Mr. Funkhouser states corner units have potential and suggests possible side load to help break up monotonous view, can push garage back and drop front yard setback. Ms. Horaz said to make it separate category, should have curb appeal and make front look nice. Put garage in back?
5. To avoid too many distinct categories, Ms. Wells suggests compromise of maintaining setback through garage and allow porch/front of home to be closer to right-of-way.
6. Mr. Funkhouser suggests having common drive, duplexes need different category?

Key Consensus Point

Should similar standards for garages apply to single-family detached development?

1. Mr. Engberg said PUD's have specific requirements. Should same standards be applied to single-family homes similar to duplexes to create aesthetics?
2. Staff has concerns with monotonous community.
3. Other comments: want diversity, flexibility, built-in incentives, menu of alternatives.

Chapter 4 Residential Uses

1. Standards for multi-family require front entrance facing street, requires parking to be in rear of building.
2. Committee members: use alleys as option, would help diversity of product, make alleys private, they are a place for people to work on cars, chat with neighbors.

Chapter 4 Multi-Family Dwelling Units:

1. Look at standards to improve aesthetics—primary entrance oriented towards perimeter streets, discourage primary entrance oriented to parking lot. Recommend parking be integrated, visually concealed from public right-of-way, define open spaces/amenities. If car is in parking lot, do residents have to go around building for their entry?
2. Restrict number of building entrances, but maintain rear entrance.
3. If primary facade faces open space, primary entrance should not be located there. Focus on what is presented publicly, need to distinguish definitions for primary facade intent.

Chapter 4 Standards for Townhouses

1. Main entrance should face primary street or could be courthouse style (turned in towards each other).
2. Require minimum 1 or more parking spaces in attached or detached garage. Attached garage on side or rear, 6 townhouses in a cluster, list siding requirements.
3. Committee suggests using language “encourage”, rather use “shall”.

4. Some townhouses could be built longer and more narrow on properties where builders “have to make it work”. Revisit maximum of 6—depending on size/length of building—to be architecturally friendly.

Chapter 4 Lodging Use Standards /Short Term Rentals

1. Unit must be primary residence of owner, restrict the short term rental time to 3 days and maximum for the calendar year at 30 days. Goal is to prevent “party houses”.
2. Are rules needed for short term rentals?
3. In 2018 standards were compiled to permit the rentals and there were only 3 units.
4. Committee decided standards are not needed, possibly address another time.

Chapter 4 Vehicle-Related Use Standards

1. Chapter designated for sales/rental of vehicles with landscaping in perimeter zone. Landscaping required to be clustered to maintain views.
2. Zone requirements to be presented at next committee meeting.

Chapter 4 Industrial Use Standards/Artisan Manufacturing

1. Low impact manufacturing limited to 10,000 square feet, no outdoor storage with possible retail sales or residential unit. Permitted in business districts.

Chapter 4 Accessory Use Standards, Building & Structures

1. To be located minimum 10 feet from primary building with restrictions.
2. Com Ed asks easements to be in front, permanent structures not allowed in easements.

Chapter 4 Accessory Use Dwelling Units

1. Purpose is for mother-in-law suites, suggest only 1 per lot and proportionate to lot.
2. Locate in rear of property, one entrance on front facade, one driveway, no tandem parking, similar to primary structure.
3. Cannot have separate garage or driveway, single curb cut, exception for corner lot, look at flexibility.

Chapter 4 Revised Standards Accessory RV, Trailer, Boat Parking

1. Accessory must not be permanently affixed to ground, must be on grooved hard surface, only 1 per lot, some screening of vehicle.
2. Rules surrounding vehicles have not been enforced, mostly monitored with windshield inspections/reactionary enforcement.
3. Rules are needed so they can be cited when violations occur.

3. Committee Comments and Questions None

4. Project Schedule, Next Steps and Future Meeting Dates

The staff has reviewed Chapters 5 and 6 and provided comments to Hauseal Lavigne. Ms. Wells will ascertain how much budget remains and the next meeting was set for Thursday, November 18th at 6:30pm.

Adjournment:

There was no further business and the meeting adjourned at 8:31pm

Minutes respectfully submitted by Marlys Young, Minute Taker

**UNIFIED DEVELOPMENT ORDINANCE
ADVISORY COMMITTEE MEETING**

Thursday, December 9, 2021 6:30pm

Council Chambers

800 Game Farm Road, Yorkville, IL

NOTE: In accordance with Public Act 101-0640 and Gubernatorial Disaster Proclamation issued by Governor Pritzker pursuant to the powers vested in the Governor under the Illinois Emergency Management Agency Act, the United City of Yorkville is encouraging social distancing by allowing remote attendance at the UDO Advisory Committee meeting due to the ongoing Covid-19 pandemic.

Meeting Called to Order

The meeting was called to order at 6:30pm by Chairman Chris Funkhouser and a quorum was established. He announced those present and referred to the Governor's Proclamation.

Roll Call & Establishment of Quorum

Chris Funkhouser, Chairman/Alderman/in-person attendance

Daniel Transier, Alderman/in-person attendance

David Schultz, Engineer-HR Green/in-person attendance

Deborah Horaz, PZC Committee Member/electronic attendance

Absent: Jeff Olson

Others Present:

Krysti Barksdale-Noble, Community Development Director/electronic attendance

Jason Engberg, Senior Planner/in-person attendance

Ruben Shell, Houseal Lavigne/in-person attendance

Previous Meeting Minutes October 21, 2020

The minutes were approved as presented. (It was later determined this was not the correct set of minutes to be approved and it will be rectified at the next meeting).

Citizens Comments None

1. Introduction

Mr. Engberg summarized the last meeting saying Chapters 3 and 4 were reviewed, notes gathered and a summary completed by Houseal Lavigne. Only Chapter 5 will be reviewed at this meeting.

2. Staff Review of Materials

a. Presentation and Discussion Chapter 5

Chapter 5 concerns development standards and includes many new additions. It has gone through a staff review and staff is seeking committee feedback.

Off Street Parking and Loading (for private property)

Mr. Engberg said changes were made to the following discussion points and he asked for input.

1. Added cross-access language
2. Dimensions of parking stalls changed
3. Changed slanted parking
4. Added maximums
5. Added pedestrian circulation standards

Comments included keeping the number of spots flexible, should be user-driven, possibly defer to staff discretion, applicant to provide number of needed spots, number dependent on size of business, keep language same and simple, favor wider spaces to prevent door dings, maintain positive user experience, use 90-degree parking—discourage 45 or 60-degree parking, keep parallel parking 8 feet and keep 9 foot stall width. For large development like truck terminal or airport, parking will be determined by staff discretion or based on a parking study. For entertainment, keep parking as proposed unless petition and analysis are provided for reduced parking.

Committee members were split on the idea of compact parking spaces and some asked to reduce the number. Ms. Noble commented that parking lot use has changed and should be addressed in the code. If a store has mostly customer pickup, then fewer parking spots are needed. Alderman Transier said compact spaces make more sense in a parking deck. Flexibility is needed, committee decided on 7.5% of spaces designated for compact vehicles

Discussed loading and docking spaces which were accidentally removed from document. Houseal Lavigne recommends allowing the developer to decide.

Driveways

This section addressed driveways and parking pads. Regulations added for ribbon driveways which adds impervious surface. Comments included: should ribbon driveways be allowed—there are presently a few in the older part of town. A practical reason for such a driveway is that some people want to have more water drainage, also allows drippage from engine to go to ground, committee split on allowing these driveways. If oil leaks, it is a problem if unregulated.

Apron requirements will remain same, discussed driveway apron dimensions -- 25 feet at the flair. In the downtown area, 20 feet is used in the overlay district. No language currently to say how apron tapers and committee was split on regulating.

Parking Pad: suggested to keep it behind the front of the house, only RV's or utility vehicles should be allowed to park on side, ample room in driveway for cars, staff enforcement might be difficult. At this time, parking is not allowed in the side yard and many residents do not have side yards. Landscaping or fencing suggested on side yard of a corner lot, type/height of fencing and landscaping discussed. Could be many complaints as people try to park various types of vehicles. If resident has side yard loading garage, creates new issue. Adopt height restrictions for items parked on side. Currently, must have license plates on item parked. All agreed: no covered structures, language to allow parking pads, height restrictions on landscaping/fencing and 50% opacity for corner lot.

Landscaping

Two issues discussed by committee: foundation landscaping and landscaping in parking islands/end caps. Plant groupings of foundation landscaping, too many trees are planted when one removed—must think of maturity size. Discussed shrub/ground cover and foundation heights and density, need

clarification on stormwater (need clarification) on planter boxes.

Parking areas: discussed height for shrubs, grasses—no height requirements on perimeter. Change parking island number of parking spaces from 10 or more (from 20 or more spaces) to include landscaping.

Parking end cap standards: must measure from back of curb, soil depth should be more than 36” otherwise drainage must be provided.

In parking lots requiring no shrubs, plants only trees for maintenance ease and good sight lines. Another alternative is groups of grasses for species diversification.

Screening and Fences

The committee discussed the use of galvanized chain link fences in residential, commercial and industrial areas. Plastic coating or plastic strips could be used in the fence in certain applications. They unanimously decided those fences should not be allowed in residential areas. If they are already present, the fence will be grandfathered in until it must be replaced. They also agreed to leave the height at 6 feet for a fence on a corner lot

Vision Clearance

Keep 20 foot triangle.

Outdoor Lighting

LED's were added, code should not regulate color, let user decide. Photometric plans--keep at zero at lot line, does plan include light from signage?

Mr. Funkhouser brought forth some miscellaneous issues: cross access—needs City Council approval if a plat or PUD. Exact materials need to be specified in code for off-street parking. Driveway apron needs to be pervious hard surface, not something approved by Public Works Director. Reduction of bicycle parking spaces. Ms. Noble said bike parking is more an incentive than requirement, some areas may not be near a bike path. Decided on 5% for bike parking spaces. Ms. Horaz asked about bike lockers, which will fall under Accessory Structure.

3. Committee Comments and Questions

Mr. Engberg said staff is reviewing signs at this time.

4. Establish Future Meeting Date

The next meeting will be January 13 or 20.

Ms. Horaz noted a discrepancy with the minutes brought forward on this agenda. The correct sets of minutes will be brought to the next meeting.

Adjournment:

There was no further business and the meeting adjourned at 8:41pm.
Minutes respectfully submitted by Marlys Young, Minute Taker



Memorandum

To: Unified Development Ordinance Advisory Committee
From: Jason Engberg, Senior Planner
CC: Bart Olson, City Administrator
Krysti J. Barksdale-Noble, Community Development Director
Date: January 12, 2022
Subject: **Unified Development Ordinance – Chapter 6 Review**

SUMMARY:

This meeting is to review Chapter 6: Signs for the Unified Development Ordinance. This Chapter covers all requirements regarding signage within the City. This includes regulations for what types of signs are permitted, how many one may have, the size and location for signs, and other general standards. This Chapter has a great deal of new regulations and modifications from the existing sign ordinance. This is due to updates to newer sign types which were previously not regulated as well as a Supreme Court case from 2015 which alters how the code must be written.

REED V. TOWN OF GILBERT:

Throughout U.S. history there have been multiple Supreme Court decisions which affect local policy and planning efforts. In 2015, a Supreme Court decision impacted how all communities may regulate signage within their borders. The case is titled Reed v. Town of Gilbert and it required many municipalities to amend their sign codes.

Clyde Reed was a pastor for Good News Community Church and rented space at an elementary school in Gilbert, Arizona to conduct the church's services. Reed placed about 17 temporary signs around the area announcing the time and location for the services. Gilbert sent the church an advisory notice to remove the signs as they were in violation of the ordinance which only allowed a limited amount and time duration for "Temporary Directional Signs Related to a Qualifying Event" which were regulated differently than temporary "Political Signs" and "Ideological Signs." After the church received the notice, they sued Gilbert and claimed that the sign code violated the free speech clause of the First Amendment. The District Court and U.S. Court of Appeals affirmed that the sign code was constitutional, and the town was allowed to regulate their signage.

The case was appealed to the Supreme Court where it held (in a 9-0 decision) that the regulations were unconstitutional because they were content-based restrictions, or restrictions that were applied differently depending on the message of the sign. Because these restrictions were content-based on their face, the Court did not examine justifications or the government's motives. Despite the Town of Gilbert's argument that the restrictions do not single out a specific nonprofit or church but restricted all of these uses, the Court stated that the First Amendment prohibits censorship of all speech on a whole topic.

While the decision still has lingering questions on what exactly is constitutional when it comes to regulating signage, the decision does not preclude towns from continuing to regulate signs. Communities may continue to limit the total number of signs, size, location, and permitted districts but they **may not define a sign by the content written upon it.**

Therefore, whether a sign is political, religious, or commercial, they all must be regulated equally within the code. Since the decision in 2015, staff has been planning on revising the code as part of the overall UDO project which has been accomplished in the attached draft.

DISCUSSION TOPICS:

While there have been several modifications and additions to the regulations regarding signage standards, staff is seeking specific input on the following topics:

- A new table has been created to show which districts allow which types of signage (10-6-4-A). **Are there any changes you would make to this table?**
- Wall Sign widths have been reduced from 75% of the width of the attached wall to 60% for those with a public entrance and 50% for walls without. **Do you agree with this reduction?**
- For single-tenant monument signs, a regulation has been added that if a business uses premium materials, they will be granted extra sign area. **Do you agree with this addition and is the amount added sufficient?**
- Currently, we allow monument signs to be 64 square feet in area if it is on a property larger than 3 acres. A new regulation would allow only multi-tenant buildings this as a maximum regardless of lot size. **Do you agree with this change and is this an appropriate size?**
- New regulations have been added for projecting signs. Currently, any projecting sign is considered a building mounted sign and follows the regulations for wall signs. **Are the added regulations appropriate?**
- The temporary sign section is completely new and in compliance with Reed v. Town of Gilbert. **Are there any regulations you would like to remove or find too restrictive?**
- The requirement that an electronic copy sign must be part of a static permanent sign and be no larger than 50% of the total sign area has been removed. **Do you agree with this change?**

ATTACHMENTS:

1. Chapter 6 – Signs
2. Chapter 6 Presentation

REVIEW GUIDE

Existing standards

New text

References to be updated

Chapter 6. Signs

10-6-1.	Purpose and Scope	1
10-6-2.	Limit on Sign Area	2
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10-6-8.	Prohibited Signs and Content.....	13
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10-6-1. Purpose and Scope

- A. **Purpose.** The purpose of this Chapter is to set out regulations for the erection and maintenance to ensure the appropriate appearance of signs while preserving the right of free speech and expression in keeping with the following principles.
1. The ability to display signs of reasonable size and dimensions is vital to the health and sustainability of many businesses, and the display of signs with noncommercial messages is a traditional component of the freedom of speech, but the constitutional guarantee of free speech may be limited by appropriate and constrained regulation that is unrelated to the expression itself,
 2. The City has an important and substantial interest in preventing sign clutter, which is the proliferation of signs of increasing size and dimensions as a result of competition among property owners for the attention of passing motorists, because sign clutter degrades the character of the community, makes the community a less attractive place for commerce and private investment, and dilutes or obscures messages displayed along the City's streets by creating visual confusion and aesthetic blight,
 3. Sign clutter can be prevented by regulations that balance the legitimate needs of individual property owners to convey messages against the comparable needs of adjacent and nearby property owners and the interest of the community as a whole in providing for a high-quality community character,
 4. Temporary signs that are not constructed of weather-resistant materials are often damaged or destroyed by wind, rain, and sun, and after such damage or destruction, degrade the aesthetics of the City's streets if they are not removed,
 5. The City has an important and substantial interest in keeping its rights-of-way clear of obstructions and litter,
 6. The City has an important and substantial interest in protecting the health of its tree canopy, which contributes to the character and value of the community, and
 7. The uncontrolled use of off-premises advertising signs can be injurious to the public, and destructive to community character and property values, and that, as such, restrictions on the display of off-premises commercial signage are necessary and desirable.

- B. **Scope.** The regulations of this Chapter shall provide a balanced and fair legal framework for design, construction, and placement of signs that:
1. Promotes the safety of persons and property by ensuring that signs do not create a hazard by:
 - a. Collapsing, catching fire, or otherwise decaying,
 - b. Confusing or distracting motorists, or
 - c. Impairing drivers' ability to see pedestrians, obstacles, or other vehicles, or to read traffic signs.
 2. Promotes the efficient communication of messages, and ensures that persons exposed to signs:
 - a. Are not overwhelmed by the number of messages presented, and
 - b. Are able to exercise freedom of choice to observe or ignore said messages according to the observer's purpose, and
 3. Protects the public welfare and enhances the appearance and economic value of the community by protecting scenic views and avoiding sign clutter that can compromise the character, quality, and viability of commercial corridors,
 4. Ensures that signs are compatible with their surroundings, and prevents the construction of signs that are a nuisance to occupants of adjacent and contiguous property due to brightness, reflectivity, bulk, or height,
 5. Promotes the use of signs that are aesthetically pleasing, of appropriate scale, and integrated with the built environment, to meet the objectives related to the quality and character of development set forth in the Comprehensive Plan of the City of Yorkville,
 6. Enhances property values and business opportunities,
 7. Assists in wayfinding, and
 8. Provides fair and consistent permitting and enforcement.

10-6-2. Limit on Sign Area

- A. **Permanent Sign Area Limit.** Each lot with multiunit residential, mixed-use, or non-residential uses shall be allowed aggregate permanent sign area equal to one (1) square foot of sign area per linear foot of lot frontage.
- B. **Temporary Sign Area Limit.** Each lot shall be allowed aggregate temporary sign area equal to one (1) square foot of sign area per linear foot of frontage.
- C. **Premises Having Frontage on More Than One Dedicated Street.** Premises having frontage on more than one (1) dedicated street will be allowed an additional one-half (0.5) square foot of aggregate sign area for each lineal foot of the secondary lot frontage; however additional sign area shall only be displayed on the secondary frontage.
- D. **Irregularly Shaped Lots.** Irregularly shaped lots, such as flag lots, with minimal lot frontage may petition for additional aggregate sign area through the Comprehensive Sign Plan process as detailed in Section 10-06-#.

[INSERT LIMIT ON SIGN AREA GRAPHIC]

10-6-3. Sign Measurement

- A. **Sign Height.** The height of a sign shall be computed as the distance from the grade of the centerline of the adjacent street to the top of the highest attached component of the sign.

[INSERT SIGN HEIGHT GRAPHIC]

- B. **Sign Area.** The area of the sign face which is also the sign area of a wall sign or other sign with only one (1) face shall be computed by means of the smallest square, rectangle, circle, triangle or combination thereof that will encompass the extreme limits of the writing representation, emblem or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed. It does not include any supporting framework, bracing, decorative fence, or wall when such fence or wall otherwise meets UDO regulations and is clearly incidental to the display itself. A double faced sign shall count as a single sign.

[INSERT SIGN AREA GRAPHIC]

10-6-4. Permitted Sign Types

- A. The following key is to be used in the interpretation of **Table 10-6-4(A)** Permitted Sign Types by district.
- Permitted Sign Types.** Sign types marked as “P” in the table shall be permitted subject to all applicable regulations of this UDO and only after the issuance of a Sign Permit as detailed in **Section 10-#-#**.
 - Allowed Sign Types.** Sign types marked as “A” in the table shall be allowed subject to all applicable regulations of this UDO without the issuance of a Sign Permit.
 - Prohibited Sign Types.** A blank space in the table indicates that a sign type is not allowed in the respective district.
 - Unlisted Sign Types.** Sign types that are not included in **Table 10-6-4(A)** shall be considered prohibited.

Table 10-6-4(A) Permitted Sign Types by District								
Sign Type	District							
	R Districts	B-1	B-2	B-3	M	A-1	OS	PI
<i>Permanent Signs</i>								
Wall Sign	P (1)	P	P	P	P	P (1)	P	P
Single-Tenant Monument Sign	P (1)(2)	P	P	P	P	P (1)	P	P
Multi-Tenant Monument Sign		P	P	P	P			P
Awning/Canopy Sign	P (1)	P	P	P	P	P (1)	P	P
Projecting Sign		P	P	P			P	P
Window Sign		A	A	A	A		A	A
On-Site Traffic Directional Sign	P (1)	P	P	P	P		P	P
<i>Temporary Signs</i>								
Wall Mounted Banner Sign	P (1)	P		P	P	P (1)	P	P
Ground Mounted Banner Sign	P (1)	P		P	P	P (1)	P	P
Feather Sign		P	P	P	P		P	
A-Frame/Sandwich Board Sign	A (1)	A	A	A				
Post Sign	A	A		A	A	A	A	P
Yard Sign	A	A		A	A	A	A	P
Cold Air Inflatables	A	A	A	A	A	A	A	A
<i>Notes:</i>								
(1) Sign shall be permitted for nonresidential, mixed use, or multifamily developments only.								
(2) Sign shall be permitted at entryways or gateways to subdivisions or neighborhoods only.								

10-6-5. Permanent Sign Standards

A. Wall Signs.

1. Sign Area.

- a. The maximum area shall be two (2) square feet per each one (1) linear foot of the exterior wall of the building not to exceed sixty (60) percent of the width of the exterior wall to which it is attached for a business having a public entrance in an exterior wall or having an exterior wall facing a public right-of-way.
- b. The maximum area shall be one (1) square feet per each one (1) linear foot of exterior wall of the building not to exceed fifty (50) percent of the width of the exterior wall to which it is attached for a business without a public entrance in an exterior wall or having an exterior wall facing a public right-of-way.

2. Sign Height. No wall sign shall be closer than one (1) foot from the highest roofline or the top of the parapet wall or mansard roof.

3. Projection. A wall sign shall not extend more than six (6) inches from the wall of the building or structure to which it is attached and shall maintain a minimum vertical clearance of ten (10) feet.

4. Number of Signs.

- a. Single tenant buildings shall be permitted a total of two (2) wall signs per one hundred (100) feet of building frontage. One (1) additional wall sign shall be allowed per additional hundred (100) feet of building frontage. Only one (1) wall sign shall be displayed on any single building façade.
- b. Multi-tenant buildings shall be permitted one (1) wall sign per unit.
- c. A maximum of two (2) secondary wall signs may be authorized for buildings with lineal frontage in excess of seventy-five (75) feet by the Zoning Administrator provided such additional signage is:
 - i. In keeping with the overall design and architecture of the building,
 - ii. A minimum of twenty (20) feet from the primary wall sign and other secondary wall signs,
 - iii. A maximum of fifty (50) percent of the size of the primary wall sign,
 - iv. Accessory to the building's primary wall sign, and
 - v. The total area of all primary and secondary wall signs does not exceed the maximum wall sign area as established in Section 10-6-#.

5. Sign Copy. If the sign copy utilized on a wall sign is either individually affixed letters, raceway letters, applied vinyl, or printed, etched, or otherwise incorporated directly on the sign's backing plate, the Zoning Administrator may approve an increase in sign area up to an additional five (5) percent of the total area of the face of the wall to which the sign is to be affixed.

6. Other Provisions. No wall sign shall be affixed to HVAC screening, elevator overrun, or other features protruding from the roof of the structure.

[INSERT WALL SIGN GRAPHIC]

[INSERT SECONDARY WALL SIGN GRAPHIC]

B. Single-Tenant Monument Signs.**1. Sign Area.**

- a. The maximum sign area of single-tenant monument signs in residential districts or the B-1, A-1, OS, and PI Districts shall not exceed thirty-two (32) square feet.
- b. The maximum sign area of single-tenant monument signs in the B-2, B-3 and M Districts shall not exceed thirty-two (32) square feet.
- c. Signs that incorporate material such as wrought iron, natural stone, steel, or other premium materials as determined by the Zoning Administrator shall be allowed a maximum of forty (40) square feet of sign area.

2. Sign Height.

- a. The maximum sign height of single-tenant monument signs in residential districts or the B-1, B-2, A-1, OS, and PI Districts shall not exceed twelve (12) feet.
- b. The maximum sign height of single-tenant monument signs in the B-3 and M Districts shall not exceed twelve (12) feet.

3. Number of Signs. A maximum of one (1) single-tenant monument sign shall be permitted per every eight-hundred (800) continuous, linear feet of lot frontage.**4. Location.** Single-tenant monument signs shall be located the minimum distance established below per district type from property lines, rights-of-way, and utility easements, shall not block points of ingress or egress, be placed in any sidewalk or pedestrian circulation system, and shall not be located in a vision clearance area as detailed in Section 10-4-#.

a. **Residential Districts:** Ten (10) feet

b. **Nonresidential Districts:** Five (5) feet

5. Sign Base. The base of single-tenant monument signs, including all structural components, shall extend horizontally between seventy-five (75) percent and one hundred fifty (150) percent of the width of the sign face. The base of single-tenant monument signs shall be constructed from masonry, stone, or similar high-quality materials.**6. Landscape Requirement.** All single-tenant monument signs shall be required to plant and maintain a landscape area at the base of the sign. The minimum area of the landscape area shall be equal to half of the square footage of the sign area of the associated sign. Landscape areas shall be planted with one (1) shrub or native grass per every five (5) square feet.**7. Other Provisions.** A single-tenant monument sign shall not be permitted on a lot frontage with an existing monument sign or pole/pylon sign.

[INSERT SINGLE-TENANT MONUMENT SIGN GRAPHIC]

C. Multi-Tenant Monument Signs.**1. Sign Area.**

- a. The maximum sign area of multi-tenant monument signs in the B-1, B-2, and PI Districts shall not exceed **thirty-two (32) square feet**.
- b. The maximum sign area of multi-tenant monument signs in the B-2, B-3, and M Districts shall not exceed **sixty-four (64) square feet**.

2. Sign Height.

- a. The maximum sign height of multi-tenant monument signs in the B-1 and PI Districts shall not exceed ten (10) feet.
- b. The maximum sign height of single-tenant monument signs in the B-3 and M Districts shall not exceed fourteen (14) feet.

3. Number of Signs. A maximum of one (1) multi-tenant monument sign shall be permitted per lot frontage.**4. Location.** Multi-tenant monument signs shall be located a minimum of five (5) feet from all property lines, rights-of-way, and utility easements, shall not block points of ingress or egress, be placed in any sidewalk or pedestrian circulation system and shall not be located in a vision clearance area as detailed in **Section 10-4-#**.**5. Sign Base.** The base of single-tenant monument signs, including all structural components, shall extend horizontally between seventy-five (75) percent and one hundred fifty (150) percent of the width of the sign face. The base of single-tenant monument signs shall be constructed from masonry, stone, or similar high-quality materials in keeping with the materials and design of the principal building of the lot.**6. Landscape Requirement.** All multi-tenant monument signs shall be required to plant and maintain a landscape area at the base of the sign. The minimum area of the landscape area shall be equal to half of the square footage of the sign area of the associated sign. Landscape areas shall be planted with one (1) shrub or native grass per every three (3) square feet.**7. Other Provisions.** A multi-tenant monument sign shall not be permitted on a lot frontage with an existing monument sign or pole/pylon sign.

[INSERT MULTI-TENANT MONUMENT SIGN GRAPHIC]

D. Awning/Canopy Signs.**1. Sign Area.** The maximum sign area of awning/canopy signs shall be fifty (50) percent of the face of the awning or canopy upon which the sign shall be printed or affixed. The area of the awning or canopy sign shall count towards the maximum amount of sign area permitted for wall signs as detailed in **Section 10-6-#**.**2. Other Provisions.** Awning/canopy signs shall only be permitted on awnings/canopies extending above ground floor entrances or windows.

[INSERT AWNING/CANOPY SIGN GRAPHIC]

E. Projecting Signs.**1. Sign Area.** The maximum permitted sign area of projecting signs shall be six (6) square feet.**2. Height.** Projecting signs shall not extend above the roofline of the building to which it is attached, or a maximum of twelve (12) feet, whichever is less, and shall maintain a minimum vertical clearance of eight (8) feet.

3. **Number of Signs.** A maximum of one (1) projecting sign shall be permitted per ground floor nonresidential tenant space. A projecting sign and a wall sign may be displayed on the same building frontage. A projecting sign and an awning or canopy sign shall not be displayed on the same building frontage.
4. **Projection.**
 - a. Signs which project over a public right-of-way may horizontally project a maximum of four (4) feet from the mean elevation of the building to which it is attached.
 - b. Signs which project over private property may horizontally project a maximum of eight (8) feet from the mean elevation of the building to which it is attached.
5. **Other Provisions.** Projecting signs may encroach upon, extend, or project over a public right-of-way or easement. The property owner may be required to provide a release or hold harmless to the City prior to issuing permits for any such signs.

F. **Window Signs, Permanent.**

1. **Sign Area.** The maximum permitted sign area of a permanent window sign shall be fifty (50) percent of the square footage of the individual window on which the sign shall be located.

[INSERT WINDOW SIGNS, PERMANENT GRAPHIC]

G. **On-Site Traffic Directional Signs.**

1. **Sign Area.** The maximum sign area of on-site traffic directional signs shall not exceed six (6) square feet. Permitted on-site traffic directional sign area shall not count towards aggregate sign area.
2. **Sign Height.** The maximum height of on-site traffic directional signs shall not exceed four (4) feet.
3. **Number of Signs.** The permitted number of on-site traffic directional signs shall be determined by the Zoning Administrator as necessary to assist in the safe movement of vehicular and pedestrian traffic on a property.

[INSERT ON-SITE TRAFFIC DIRECTIONAL SIGN GRAPHIC]

10-6-6. Temporary Sign Standards

A. General Standards for Permitted Temporary Signs.

1. **Concurrent Display.** A maximum of two (2) permitted temporary signs, as permitted per district, may be displayed per lot concurrently.
2. **Display Period.** The permitted display period of a permitted temporary sign shall be a maximum of thirty (30) days.

B. Wall Mounted Banner Signs.

1. **Sign Area.**
 - a. The maximum sign area of wall mounted banner signs in residential districts or the B-1, B-2, A-1, OS, and PI Districts shall not exceed seven and one-half (7.5) percent of the total area of the face of the wall to which the sign is to be affixed.
 - b. The maximum sign area of wall mounted banner signs in the B-3 and M Districts shall not exceed ten (10) percent of the total area of the face of the wall to which the sign is to be affixed.
2. **Sign Height.** No wall mounted banner sign shall protrude above the highest roofline or above the top of the parapet wall or mansard roof.
3. **Number of Signs.** A maximum of one (1) wall mounted banner sign shall be permitted per lot frontage of a single-tenant building or unit of a multi-tenant building.
4. **Location.** Wall mounted banner signs shall be affixed to a building.
5. **Projection.** Wall mounted banner signs shall be affixed flat against the building to which they are mounted.

[INSERT WALL MOUNTED BANNER SIGN GRAPHIC]

C. Ground Mounted Banner Signs.

1. **Sign Area.** The maximum sign area of a ground mounted banner sign shall not exceed thirty-two (32) square feet.
2. **Sign Height.** The maximum height of a ground mounted banner sign shall not exceed six (6) feet.
3. **Number of Signs.** A maximum of one (1) ground mounted banner sign shall be permitted per lot frontage.
4. **Location.** Ground mounted banner signs shall be located a minimum of five (5) feet from all property lines, rights-of-way, and utility easements, shall not block points of ingress or egress, be placed in any sidewalk or pedestrian circulation system and shall not be located in a vision clearance area as detailed in **Section 10-4-#**.
5. **Other Provisions.**
 - a. Ground mounted banner signs shall be securely anchored into the ground or secured in a portable base designed for such function.
 - b. Ground mounted banner signs shall be maintained in good condition and shall not sag, lie on the ground, be torn, or otherwise kept in a disorderly state.

[INSERT GROUND MOUNTED BANNER SIGN GRAPHIC]

D. Feather Sign.

1. **Sign Area.** The maximum sign area of feather signs shall not exceed twenty six (26) square feet.
2. **Sign Height.** The maximum height of a feather sign shall not exceed twelve (12) feet.
3. **Number of Signs.** A maximum of three (3) feather signs sixteen (16) square feet or less shall be permitted per lot frontage. Only one (1) feather sign shall be permitted per frontage when the sign is over sixteen (16) square feet in area.
4. **Location.** Feather signs shall be located a minimum of five (5) feet from all property lines and shall not block points of ingress or egress, be placed in any sidewalk or pedestrian circulation system, and shall not be located in a vision clearance area as detailed in **Section 10-4-#**.
5. **Other Provisions.**
 - a. Feather signs shall be securely anchored into the ground or secured in a portable base designed for such function.
 - b. Feather signs shall be maintained in good condition and shall not sag, lie on the ground, be torn, or otherwise kept in a disorderly state.

[INSERT FEATHER SIGN GRAPHIC]

E. A-Frame/Sandwich Board Signs.

1. **Sign Area.** The maximum allowed sign area of a-frame/sandwich board signs shall be eight (8) square feet.
2. **Height.** The maximum allowed height of a a-frame/sandwich board sign shall be four (4) feet.
3. **Number of Signs.** A maximum of two (2) a-frame/sandwich board sign shall be permitted per ground floor nonresidential tenant space.
4. **Location.**
 - a. A-frame/sandwich board signs shall be placed in a manner that preserves a continuous sidewalk width of a minimum of three (3) feet.
 - b. No part of any a-frame/sandwich board sign shall block points of ingress or egress.
5. **Other Provisions.**
 - a. A-frame/sandwich board signs shall be on-premises signs only unless on a B-2 zoned parcel.
 - b. The property owner shall be required to provide a release or hold harmless to the City prior to the display of any signs located within a public right-of-way.
6. **Duration of Display.** The display of a-frame/sandwich board signs shall only be permitted during the operating hours of the use to which the sign is associated.

[INSERT A-FRAME/SANDWICH BOARD SIGN GRAPHIC]

[INSERT TEMPORARY WINDOW SIGN GRAPHIC]

F. Post Signs.

1. **Sign Area.** The maximum sign area of a post sign shall not exceed six (6) square feet.
2. **Sign Height.** The maximum height of a post sign shall not exceed six (6) feet.

3. **Number of Signs.** A maximum of one (1) post sign shall be allowed per lot frontage.
4. **Location.** Post signs shall be located a minimum of five (5) feet from all property lines, shall not block points of ingress or egress, be placed in any sidewalk or pedestrian circulation system and shall not be located in a vision clearance area as detailed in [Section 10-4-#](#).
5. **Other Provisions.**
 - a. Post signs shall be securely anchored into the ground or secured in a portable base designed for such function.
 - b. Post signs shall be maintained in good condition and shall not sag, lie on the ground, be torn, or otherwise kept in a disorderly state.

[INSERT POST SIGN GRAPHIC]

G. Yard Signs.

1. **Sign Area.** The maximum sign area of a yard sign shall not exceed four (4) square feet.
2. **Sign Height.** The maximum height of a yard sign shall not exceed four (4) feet.
3. **Number of Signs.** A maximum of two (2) yard signs may be displayed concurrently. However, during the period sixty (60) days before and fifteen (15) days after a general election a maximum of four (4) yard signs may be displayed concurrently.
4. **Location.** Yard signs shall be located a minimum of five (5) feet from all property lines, rights-of-way, and utility easements, shall not block points of ingress or egress, shall not be placed in any sidewalk or pedestrian circulation system and shall not be located in a vision clearance area as detailed in [Section 10-4-#](#).
5. **Other Provisions.**
 - a. Yard signs shall be securely anchored into the ground or secured in a portable base designed for such function.
 - b. Yard signs shall be maintained in good condition and shall not sag, lie on the ground, be torn, or otherwise kept in a disorderly state.

[INSERT YARD SIGNS GRAPHIC]

H. Cold Air Inflatables.

1. **Duration.** Cold air inflatable signs shall be allowed once per calendar year for a maximum of seventy-two (72) hours.
2. **Sign Height.** The maximum height of a cold air inflatable sign shall be twenty-five (25) feet as measured from grade.
3. **Location.** Inflatable signs shall not be installed below or within ten (10) feet horizontally of any electrical conductors, phone conductors, CATV conductors, fire alarm conductors or any other similar installations.
4. **Supports Required.** The inflatable structure shall be ground-mounted or attached to supports and guy wires ground-mounted or securely attached to the building roof. No inflatable structure will be permitted to be secured to any mechanical equipment, parapet walls or other items normally found on the roof of a structure.
5. **Encroachment.** Inflatable signs shall be anchored to prevent dislocation, entanglement or encroachment onto adjacent properties or public streets, or undue hazard to motorists or pedestrians.

10-6-7. General Sign Standards

A. Illumination.

1. **Location and Design of Light Source.** Whenever an external artificial light source is used for a sign, such source shall be located, shielded, and directed so as not to be directly visible from any public street or private residence. No receptacle or device housing a permitted light source for a sign shall protrude more than twelve (12) inches from the face of the sign or building to which it is attached except if such light source is ground mounted, locked in place, and cannot be redirected.
2. **Level of Illumination.** In no event shall the illumination of any sign, resulting from any internal or external artificial light source, exceed the outdoor lighting standards established in **Section 10-4-#**. All artificial illumination shall be so designed, located, shielded, and directed as to prevent the casting of glare or direct light upon adjacent property or streets.

B. Electronic Message Boards. Single-tenant and multi-tenant monument signs may incorporate electronic message boards in accordance with the following.

1. The area of the sign devoted to an electronic message board shall be part of, not in addition to, the maximum sign area allowed.
2. The maximum sign area of any sign comprised entirely of an electronic message board shall be seventy-five (75) percent of the maximum sign area of the single-tenant or multi-tenant sign, as applicable.
3. The electronic message format shall conform to the following requirements:
 - a. The message will contain a static message or image only and not have movement, or the appearance of movement, during the static display period.
 - b. The transition to change from one message or image to another shall be instant and not dissolve, fade, scroll, travel, or have similar transitions.
 - c. The message shall not change more frequently than once every ten (10) seconds.
4. Electronic message boards must be equipped with a default mechanism that will stop the messaging or freeze the image in one position when a malfunction in electronic programming occurs.
5. Electronic message boards shall be equipped with a sensor or other device that automatically determines the ambient illumination and is programmed to automatically dim according to light conditions.
6. Illumination of electronic message signs shall not exceed 0.3 foot-candles over the ambient lighting conditions when measured at a distance equal to the square footage of the sign area.
7. Applications shall be reviewed by the Zoning Administrator to determine that the sign placement does not interfere with traffic control devices within three hundred (300) feet of the sign or traffic circulation upon roadways.

[INSERT ELECTRONIC MESSAGE BOARDS GRAPHIC]

10-6-8. Prohibited Signs and Content

A. **Prohibited Signs.** The following sign types shall be prohibited in all districts:

1. Pole/Pylon Signs
2. Off-Premises Signs/Billboards
3. Roof Signs
4. Outline Lighting
5. Attention Getting Devices
6. Signs located on City property without the City's permission
7. Signs which encroach on the public right-of-way
8. Signs attached to a fence.

B. **Prohibited Content.**

1. The following content is prohibited without reference to the viewpoint of the individual speaker:
 - a. Text or graphics that advertise unlawful activity,
 - b. Text or graphics that are obscene, fighting words, defamation, incitement to imminent lawless action, or true threats, or
 - c. Text or graphics that present a clear and present danger due to their potential confusion with traffic control signs or signs that provide public safety information (for example, signs that use the words "Stop," "Yield," "Caution," or "Danger," or comparable words, phrases, symbols, or characters in such a manner as to imply a safety hazard that does not exist).
2. The narrow classifications of content that are prohibited by this subsection are either not protected by the United States or Illinois Constitutions, or are offered limited protection that is outweighed by the substantial governmental interests in protecting the public safety and welfare. It is the intent of the City Council that each paragraph of this Subsection be individually severable in the event that a court of competent jurisdiction were to hold one or more of them to be inconsistent with the United States or Illinois Constitutions.

10-6-9. Safety, Maintenance, and Abandonment

- A. Every sign and all parts thereof, including framework, supports, background, anchors and wiring systems shall be constructed and maintained in compliance with applicable building and other codes adopted by the City.
- B. All signs, together with all supports, braces, guys, and anchors shall be kept in proper repair in accordance with the provisions of this UDO. When not galvanized or constructed of approved corrosion resistive, noncombustible materials, signs shall be painted when necessary to prevent corrosion, rust, peeling paint, and excessive fading. Failure of owners to keep signs maintained in good mechanical and visual repair shall be deemed a violation of this UDO.
- C. It shall be the duty and responsibility of the owner or lessee of every sign to maintain the immediate premises occupied by the sign in a clean condition, free of rubbish.
- D. If the Zoning Administrator shall find that any sign is unsafe or unsecure, or is a threat to the public safety, or was, after the adoption of this UDO constructed, erected, or maintained in violation of the provisions of this title, he or she shall give written notice per the provisions of this UDO. Such notice shall specify the manner in which the sign is unsafe or in violation of this UDO.
- E. Sign copy shall be removed and in the case of a wall sign, the building façade shall be repaired, by the owner or lessee of the premises upon which the sign is located when the use which the sign is associated is no longer conducted on the premises. The sign copy shall be removed within thirty (30) days of when the use ceases to operate. If the owner or lessee fails to remove the sign copy, the Zoning Administrator shall give the owner thirty (30) days written notice to remove it. Failure to comply with the notice shall be deemed a violation of this UDO.

UNIFIED DEVELOPMENT ORDINANCE

CHAPTER 6

Advisory Committee Meeting
January 20, 2022

AGENDA

- Reed v. Town of Gilbert (2015)
- Review Major Topics from Chapter 6: Signs
- Next Steps

Reed v. Town of Gilbert (2015)

Clyde Reed, pastor of Good News Community Church (Good News), rented space at an elementary school in Gilbert, Arizona, and placed about 17 signs in the area announcing the time and location of Good News' services.

Gilbert has an ordinance that restricts the size, number, duration, and location of certain types of signs, including temporary directional ones, to prevent improper signage. These signs were defined within the code by the content written upon them.

After Good News received an advisory notice from Gilbert that it violated the Sign Code, Good News sued Gilbert and claimed that the Sign Code violated the Free Speech Clause of the First Amendment and the Equal Protection Clause of the Fourteenth Amendment.

While the district court and U.S. Court of Appeals affirmed that the Sign Code was constitutional, the decision was appealed to the Supreme Court.

THE SUPREME COURT DETERMINED (9-0) THAT THE SIGN CODE VIOLATED THE CHURCH'S FIRST AMENDMENT RIGHTS!

The Court held that the restrictions were unconstitutional because they were content-based restrictions, or restrictions that were applied differently depending on the message of the sign. Because these restrictions were content-based on their face, the Court did not examine justifications or the government's motives. Despite the Town of Gilbert's argument that the restrictions do not single out a specific nonprofit or church but restrict all, the Court stated that the First Amendment prohibits censorship of all speech on a whole topic.

This decision does not preclude towns from continuing to regulate signs, but it does stop them from restricting them in an unconstitutional manner.

What can't we do?

Define a sign based on its content

Political Signs

Religious Signs

Real Estate Signs

Grand Opening

What can we do?

Regulate the location, duration, materials, and size.

Temporary Signs with a Time Limit

Permanent Signs in Certain Zoning Districts

Types of Signs by Design and Materials

CHAPTER 6: SIGNS

- Purpose and Scope
- Limit on Sign Area
- Sign Measurement
- Permitted Sign Types
- Permanent Sign Standards
- Temporary Sign Standards
- General Sign Standards
- Prohibited Signs and Content
- Safety, Maintenance, and Abandonment

Permitted Sign Types

Table 10-6-4(A) Permitted Sign Types by District

Sign Type	District							
	R Districts	B-1	B-2	B-3	M	A-1	OS	PI
<i>Permanent Signs</i>								
Wall Sign	P (1)	P	P	P	P	P (1)	P	P
Single-Tenant Monument Sign	P (1)(2)	P	P	P	P	P (1)	P	P
Multi-Tenant Monument Sign		P	P	P	P			P
Awning/Canopy Sign	P (1)	P	P	P	P	P (1)	P	P
Projecting Sign		P	P	P			P	P
Window Sign		A	A	A	A		A	A
On-Site Traffic Directional Sign	P (1)	P	P	P	P		P	P
<i>Temporary Signs</i>								
Wall Mounted Banner Sign	P (1)	P		P	P	P (1)	P	P
Ground Mounted Banner Sign	P (1)	P		P	P	P (1)	P	P
Feather Sign		P	P	P	P		P	
A-Frame/Sandwich Board Sign	A (1)	A	A	A				
Post Sign	A	A		A	A	A	A	P
Yard Sign	A	A		A	A	A	A	P
Cold Air Inflatables	A	A	A	A	A	A	A	A
<i>Notes:</i>								
(1) Sign shall be permitted for nonresidential, mixed use, or multifamily developments only.								
(2) Sign shall be permitted at entryways or gateways to subdivisions or neighborhoods only.								

P – Permitted with Sign Permit
 A – Allowed without Sign Permit
 Blank – Prohibited

Changes:

Banners have been split into wall mounted and ground mounted.

Political and real estate signs can now be used as post signs and yard signs.

Question:

Are there any changes or additions you would like to see?

Permanent Sign Standards

Wall Signs

- Width reduced from 75% wall width to 60% (public entrance) and 50% (no entrance)
- Maximum projection of 6 inches from the wall
- Added regulations regarding number of wall signs allowed

Single-Tenant Monument Signs

- Kept 32 square feet in area but may be increased to 40 square feet with premium materials
- Increased monument sign base width from 50% to 75% minimum
- Added landscape requirements

Multi-Tenant Monument Signs

- Removed acreage requirements and increased multi-tenant buildings to 64 square feet
- New sign heights
- Same base width and landscaping changes as single-tenant monument sign

Permanent Sign Standards

Awning/Canopy Signs

- 50% of the awning or canopy's width and only allowed on ground floor awnings

Projecting Signs

- All new regulations as previous regulations deemed these as "building mounted" and treated as a wall sign

Window Signs

- Same as current standard

On-Site Traffic Directional Signs

- Increase area from 4 to 6 square feet but lowered height from 5 to 4 feet

Temporary Sign Standards

All new standards as we currently only define the signs and when and where they are allowed. Also, these new regulations are content neutral to coincide with Reed v Gilbert

- Total of 2 temporary signs allowed
- Distinction between ground mounted and wall mounted banners
- Wall mounted banners are a percentage of the wall façade (Target, Signature Fitness)
- Feather signs now have a maximum size and count
- All new regulations for A-Frame signs
- Posts sign regulations to replace real estate signs
- Yard signs for garage sales, political signs, and small business signs (roofing, landscaping)
- New regulations for cold air inflatables

General Sign Standards

Electronic Message Board Signs

- Removed regulation requiring 50% of sign must be permanent copy but with a reduced area

Prohibited Signs

Electronic Message Board Signs

- Similar to current standards and added fence signs

Next Steps

HL is currently working on Sections 7 and 8 of the code. Once staff reviews, I will reach out to see the best dates available to review the materials.